

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD

JANUARY 25, 2005

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Board Members Present: Chair John Hawley, Annette Napolitano, Earl Warren, Carol Kempiake, Jim Zwerg, Ruben Jimenez, Dave Rioux, Tana Wrublik

Board Members Absent: None

Council Members Present: Chris Urwiller

Staff Present: Denise Lacey, Ian Dowdy, Scott Rounds, Bob Costello, Scott Zipprich, and Connie Meadows

3. APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the Regular Meeting minutes of January 11, 2005. Member Kempiake made a motion to approve the Regular Meeting minutes of January 11, 2005. The motion was seconded by Member Rioux. The motion passed unanimously.

WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

NEW BUSINESS:

5A. PP04-291: Blue Horizon's Preliminary Plat

Request by RBF Consulting on behalf of Lennar Homes for preliminary plat approval of Blue Horizons located north of Yuma Road and east of Tuthill Road. This subdivision proposes 1977 single-family lots on approximately 526.16 acres. Stephen Earl of Earl, Curley & LeGarde, on behalf of Lennar Homes, presented the product to the Board. Mr. Earl made reference to the previous approval for this product by the Town of Buckeye Town Council on April 20, 1999 as a Community Master Plan (CMP), which approval occurred before the Arizona Legislature's decision to reinstitute the noise contour lines for Luke Air Force Base from the 1988 MAG Westside Joint Land Use Study. All of the Planned Community zoning, CMP, Development Agreement, preliminary and final plats, and infrastructure improvement plan approvals for Blue Horizons were completed prior to December 31, 2000, as established in A.R.S. § 28-848 and under the terms of A.R.S. § 28-848 the Blue Horizons approvals carry grandfathered status. Mr. Earl also spoke about the revisions that they've made to this product since the approval.

Mr. Earl asked for a twenty-four (24) month extension rather than twelve (12) month.

Member Kempiake asked what type of product will be on the 40 foot lots. Gerry Smith of Lennar Homes stated they are in the process of designing some new product for these lots with a higher amenity level incorporated in the product. Mr. Smith stated the lots will consist of a mix of one and two story homes and at this time is unsure of the square footage. Ms. Lacey stated that the design review will not be presented to the Board rather it will be reviewed by Staff. Ms. Lacey also stated that since the design review is performed by staff and reviewed administratively that staff is stringent on design review guidelines and that design review takes place after final plat is approved and prior to any permits being issued.

Chair Hawley stated that since 1999 the configurations for both Yuma and Jackrabbit roads have changed with each being six lanes now. Mr. Earl agreed that road improvements need to be made on Yuma and those developers will comply with the requirements.

Chair Hawley opened the public hearing. Bob Costello, Town of Buckeye Fire Department, stated that the Development Agreement of 1999 required a construction of a fire station and wanted to know if that agreement will stand. Mr. Earl stated that the developers will work with the fire department to accommodate their request and remain within the contractual obligations. Mr. Costello stated that the Town of Buckeye Fire Department does not have the funding capacity or staff to fund a new fire station. Mr. Earl stated that the developers will pay the current fire impact fees. There being no further comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-291 with an amendment to stipulation "u" to read as follows: Preliminary Plat approval is valid for a period of twenty-four (24 months) from date of Development Board approval. A six-month extension of the Preliminary Plat approval may be granted by the Development Board upon receipt of a letter from the sub divider prior to the expiration date indicating proper cause; the addition of stipulation "w" to read as follows: Developer shall be responsible for current Town of Buckeye standard ½ street improvements to Jackrabbit Trail and Yuma Road. As of approval date standards are: Jackrabbit Trail-70' right-of-way and 52' back of curb; Yuma Road-65' right-of-way and 52' back of curb; and the addition of stipulation "x" to read as follows: Developer agrees all development on site is subject to Fire Impact fees in place at time of permit issuance. The motion was seconded by Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on February 8, 2005.

REPORT FROM THE DEVELOPMENT BOARD:

Member Warren submitted his letter of resignation to the Board. Member Kempiaik stated that Checker Auto has not cleaned up their property.

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Warren made a motion to adjourn the meeting. Member Jimenez seconded the motion. The Meeting adjourned at 8:00 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 25th day of January, 2005. I further certify that the meeting was duly called and that a quorum was present.

Dennis Zwagerman, Secretary